

ORDINANCE NUMBER: 2003-6

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE SIX MILE CREEK PUD, ORDINANCE NUMBER 91-37, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**P.U.D. OFF. REC.**  
**BOOK R PAGE 426**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**SECTION 1.** That as requested by Pappas Metcalf Jenks & Miller, P.A. for SJ Land Associates, LLC, the title owners of record, in an application for a zoning hearing MAJMOD 2002-07, along with supporting documents and dated July 19, 2002, concerning lands described on the attached legal description, Exhibit A, (hereinafter the "Modification"), the Six Mile Creek PUD, Ordinance Number 91-37, as amended, is hereby modified as set forth in the attached application and exhibits:

**SECTION 2.** That development of lands within the PUD shall proceed in accordance with the Six Mile Creek PUD, Ordinance 91-37, as amended, including the Application for Major Modification (MAJMOD 2002-07) dated July 19, 2001, attached hereto and made a part hereof.

**SECTION 3.** That the terms of this modification to the Six Mile Creek PUD, shall become effective upon the effective date of this Major Modification Ordinance.

**SECTION 4.** That the need and justification for modification of the PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Six Mile Creek PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the Six Mile Creek PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Six Mile Creek PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The Six Mile Creek PUD request meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Subsection 5.03.02(G)1.t and Subsection 5.03.02(F) of the Land Development Code.
6. As modified, the Six Mile Creek PUD would not adversely affect the orderly development of St. Johns

County.

**SECTION 5.** That all other provisions of Ordinance Number 91-37, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 6.** Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

**SECTION 7.** This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

**SECTION 8.** This Ordinance shall be recorded in a book kept and maintained by the by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 28 DAY OF January, 2003.**

**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY: James E. Bryant  
James E. Bryant, Chairman

RECORDING DATE 01-30-03

ATTEST: **CHERYL STRICKLAND, CLERK**

BY: Yvonne King  
Deputy Clerk

EFFECTIVE DATE: 02-04-03

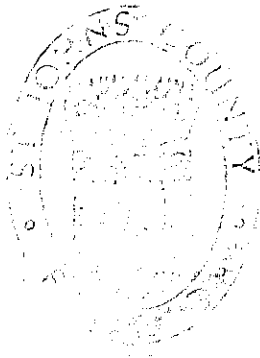


EXHIBIT A

P. H. D. OFF. REC  
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SIX MILE CREEK PARCEL

A portion of Sections 18, 19, 31 and 38, Township 6 South, Range 28 East and a portion of Sections 5, 38 and 41, Township 7 South, Range 28 East, and a portion of Sections 23, 24, 25 and 46, Township 6 South, Range 27 East, all lying in St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the Westerly line of said Section 18, with the Southerly right of way line of State Road No. 16 (a 66.0 foot right of way as now established); thence North 63 degrees 25 minutes 15 seconds East, along said Southerly right of way line, 55.67 feet to the point of curvature of a curve to the right; thence continue along said Southerly right of way line along and around the arc of a curve concave Southerly and having a radius of 922.37 feet, an arc distance of 11.83 feet, said arc being subtended by a chord bearing and distance of North 63 degrees 46 minutes 47 seconds East, 11.83 feet to the POINT OF BEGINNING; thence South 02 degrees 35 minutes 54 seconds East, 2680.00 feet to the Southeast corner of those lands described and recorded in Official Records Book 492, page 812, of the public records of said county; thence South 87 degrees 24 minutes 06 seconds West, along the Southerly line of said lands, 1586.89 feet; thence North 65 degrees 14 minutes 26 seconds West, continuing along said Southerly line, 967.45 feet to the Easterly right of way line of State Road No. 13 (a 100.0 foot right of way as now established) said Easterly right of way line lying in a curve concave Westerly; thence Southwesterly along said Easterly right of way line and along and around the arc of said curve having a radius of 2342.01 feet, an arc distance of 721.77 feet, said arc being subtended by a chord bearing and distance of South 19 degrees 54 minutes 58 seconds West, 718.92 feet to a point on said curve; thence South 02 degrees 29 minutes 20 seconds East, 4147.93 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 25; thence South 88 degrees 34 minutes 00 seconds West, along the Northerly line of said Southeast 1/4 of the Northwest 1/4, 160 feet, more or less, to the Easterly waters of Six Mile Creek, thence Southeasterly along said waters, 3450 feet more or less, to the Northerly line of those lands described and recorded in Official Records Book 492, page 847, of the public records of said County; thence North 72 degrees 24 minutes 07 seconds East, along last said line, 2220 feet, more or less, to the Easterly line of said lands; thence South 28 degrees, 56 minutes 09 seconds East along last said line, 207.04 feet to the Southerly line of said lands; thence South 72 degrees 24 minutes 07 seconds West, along said

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Southerly line, 2110 feet, more or less, to the aforesaid Easterly waters of Six Mile Creek, thence Southeasterly along said waters, 1150 feet, more or less, to the Northerly line of those lands described and recorded in Official Records Book 494, page 165, of the public records of said County; thence North 61 degrees 07 minutes 29 seconds East, along last said line, 1640 feet, more or less, to the Easterly line of said lands, thence South 28 degrees 56 minutes 09 seconds East, along last said line, 200.00 feet to the Southerly line of said lands; thence South 61 degrees 07 minutes 29 seconds West, along last said line, 1670 feet, more or less, to the aforesaid Easterly waters of Six Mile Creek; thence Southeasterly along said waters 1100 feet, more or less, to a line common to Section 46, Township 6 South, Range 27 East, and Section 38, Township 6 South, Range 28 East, St. Johns County, Florida; thence South 02 degrees 35 minutes 54 seconds East, along last said line, 110 feet, more or less, to the center line of aforesaid Six Mile Creek; thence Southerly along said center line of Six Mile Creek, 7950 feet, more or less, to a line common to Section 6 and Section 38 of Township 7 South, Range 28 East, St. Johns County, Florida; thence Easterly along a section line common to said Section 6 and Section 38, to the Easterly waters of aforesaid Six Mile Creek; thence Southeasterly along said Easterly waters, 5035 feet, more or less, to the Easterly line of said Section 38, Township 7 South, Range 28 East, St. Johns County, Florida; thence North 03 degrees 12 minutes 06 seconds West, along last said line, 1238 feet, more or less, to an angle point in said section line, thence North 03 degrees 18 minutes 26 seconds West along said Easterly section line and along the Easterly line of Section 6, Township 7 South, Range 28 East, St. Johns County, Florida, 3052.00 feet to a point on a line common to Sections 5, 6 and 41, Township 7 South, Range 28 East, St. Johns County, Florida; thence South 60 degrees 05 minutes 46 seconds East, along the line common to Section 5 and 41 of Township 7 South, Range 28 East, 1737.76 feet; thence continue along said line, South 71 degrees 16 minutes 57 seconds East, 4096.79 feet to the Westerly right of way line of State Road No. S-13A (a 100.0 foot right of way as now established); thence Northeasterly along said Westerly right of way line, 4210 feet, more or less, to the Southerly line of a 30.0 foot drainage right of way as described in Deed Book 182, page 133, of the public records of St. Johns County, Florida; thence Northwesterly along last said line, 1025 feet, more or less, to the Southerly line of Section 37, Township 6 South, Range 28 East, St. Johns County Florida; thence South 28 degrees 18 minutes 38 seconds West, along last said line, 1234 feet, more or less, to the Southwest corner of said Section 37; thence North 00 degrees 54 minutes 29 seconds West, along the Westerly line of said Section 37, 5063.0 feet, thence North 88 degrees, 28 minutes 14 seconds East, 702.28 feet to a point on the Westerly right of way line of State Road S-13A (Pacetti Road, a 100.0 foot right of way as now established); thence North 19 degrees 35 minutes 08 seconds East along said

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Westerly right of way line, 250.48 feet; thence South 88 degrees 28 minutes 14 seconds West, 848.0 feet; thence South 77 degrees 22 minutes 58 seconds West, 1586.22 feet; thence North 40 degrees 04 minutes 50 seconds West, 110.35 feet; thence North 84 degrees 17 minutes 57 seconds West, 250.02 feet; thence South 83 degrees 25 minutes 31 seconds West, 325.42 feet; thence North 79 degrees 06 minutes 42 seconds West, 585.44 feet; thence South 10 degrees 53 minutes 18 seconds West, 13.78 feet; thence North 78 degrees 30 minutes 32 seconds West, 2642.77 feet; thence North 28 degrees 41 minutes 32 seconds East, 951.47 feet; thence North 37 degrees 53 minutes 52 seconds West, 466.13 feet; thence North 46 degrees 02 minutes 53 seconds East, 245.00 feet; thence North 51 degrees 22 minutes 33 seconds East, 202.09 feet; thence North 40 degrees 04 minutes 41 seconds West, 594.4 feet; thence North 49 degrees 58 minutes 19 seconds East, 1302.78 feet; thence South 53 degrees 44 minutes 12 seconds East, 190.00 feet; thence South 32 degrees 27 minutes 37 seconds East, 511.83 feet; thence North 54 degrees 46 minutes 53 seconds East, 359.01 feet; thence North 46 degrees 25 minutes 13 seconds East, 1060.54 feet; thence North 32 degrees 26 minutes 08 seconds East, 553.53 feet; thence South 38 degrees 15 minutes 05 seconds East, 1317.63 feet; thence North 73 degrees 16 minutes 23 seconds East, 265.00 feet; thence North 79 degrees 01 minute 51 seconds East, 1074.93 feet; thence North 85 degrees 08 minutes 13 seconds East, 581.92 feet; thence North 54 degrees 42 minutes 58 seconds East, 179.26 feet; thence South 74 degrees 23 minutes 52 seconds East, 1539.58 feet to the Westerly right of way line of State Road S-13A (Pacetti Road, a 100.0 foot right of way as now established); thence North 19 degrees 35 minutes 08 seconds East, along said Westerly right of way line, 2235.08 feet to the Southerly line of the North 1/2 of the Northeast 1/4 of Section 38, Township 6 South, Range 28 East, St. Johns County, Florida; thence North 72 degrees 21 minutes 19 seconds West along last said line, 2613.11 feet to the Southwest corner of the said North 1/2 of the Northeast 1/4; thence North 61 degrees 20 minutes 58 seconds West, 339.77 feet; thence South 24 degrees 01 minutes 13 seconds West, 160.99 feet; thence South 38 degrees 42 minutes 38 seconds West, 1063.03 feet; thence South 68 degrees 59 minutes 38 seconds West, 350.00 feet; thence North 50 degrees 29 minutes 38 seconds West, 2806.24 feet; thence North 33 degrees 54 minutes 24 seconds East, 2706.72 feet; thence North 70 degrees 30 minutes 54 seconds West, 679.17 feet; thence North 26 degrees 43 minutes 23 seconds East, 285.18 feet; thence North 70 degrees 30 minutes 54 seconds West, 626.57 feet; thence South 21 degrees 29 minutes 13 seconds West, 655.91 feet to the Northerly line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 38; thence North 72 degrees 26 minutes 25 seconds West, along last said line and along the Northerly line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 38, 2242.24 feet to the Southerly right of way line of State Road No. 16 (a 66.0 foot right of way as now established); thence South 70 degrees 39 minutes 33

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seconds West, along said Southerly right of way line, 222.6 feet to the point of curvature of a curve to the right; thence continue along said Southerly right of way line and around the arc of a curve concave Northerly and having a radius of 988.37 feet, an arc distance of 378.36 feet, said arc being subtended by a chord bearing and distance of South 81 degrees 57 minutes 33 seconds West, 376.05 feet to the point of tangency of said curve, said point of tangency being the Northeast corner of those lands described and recorded in Official Records Book 492, page 826, of the current public records of said county; thence South 02 degrees 55 minutes 33 seconds West, along the Easterly line of said lands, 943.94 feet; thence continue along the Easterly line of said lands, South 20 degrees 15 minutes 25 seconds West, 1916.53 feet to the Southerly line of said lands; thence North 31 degrees 54 minutes 57 seconds West, along said Southerly line, 506.42 feet to the Westerly line of said lands; thence North 20 degrees 15 minutes 25 seconds East, along last said line 1700.01 feet; thence North 02 degrees 55 minutes 33 seconds East along said Westerly line, 735.00 feet to the aforesaid Southerly right of way line of State Road No. 16; thence North 87 degrees 04 minutes 27 seconds West, along said Southerly right of way line, 695.77 feet to the point of curvature of a curve to the left; thence continue along said Southerly right of way line and along and around the arc of a curve concave Southerly and having a radius of 1399.69 feet, an arc distance of 238.80 feet, said arc being subtended by a chord bearing and distance of South 88 degrees 02 minutes 18 seconds West, 238.51 feet to the point of tangency of said curve; thence South 83 degrees 09 minutes 03 seconds West, along said Southerly right of way, a distance of 155.68 feet to the Easterly line of those lands described and recorded in Official Records Book 845, page 1081, of the public records of said County, thence South 02 degrees 35 minutes 54 seconds East along said Easterly line a distance of 466.09 feet to the Southerly line of said lands; thence South 83 degrees 09 minutes 03 seconds West along the Southerly line of said lands, 300.00 feet to a point on the Easterly line of those lands described and recorded in Official Records Book 516, page 74, of the public records of said County; thence South 02 degrees 35 minutes 54 seconds East, along said Easterly line a distance of 764.91 feet; thence South 87 degrees 24 minutes 06 seconds West, 1372.21 feet; thence North 02 degrees 35 minutes 54 seconds West, 1127.97 feet to the aforesaid Southerly right of way line of State Road No. 16, said Southerly right of way line lying in a curve leading Southwesterly; thence along said Southerly right of way line and along and around the arc of a curve concave Southerly and having a radius of 922.37 feet, an arc distance of 224.52 feet, said arc being subtended by a chord bearing and distance of South 71 degrees 07 minutes 45 seconds West, 223.97 feet to the POINT OF BEGINNING.

Six Mile Creek Parcel containing 3897.57 acres, more or less

SJH38(1-4)

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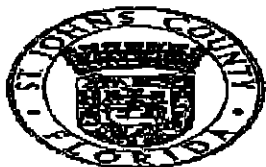
TURNBULL CREEK PARCEL

A part of Government Lots 15, 16 and 17, Section 38, Township 6 South, Range 28 East and that part of Government Lot 17, lying in Section 41, Township 7 South, Range 27 East, all lying in St. Johns County, Florida, being more particularly described as follows:

Begin at the Westerly line of Government Lot 17, Section 38, Township 6 South, Range 28 East and the Northerly line of Scaff Road (County maintained); thence South 76 degrees 33 minutes 35 seconds East, along the Northerly line of Scaff Road, 4608.66 feet to its intersection with the Northeasterly line of said Government Lot 17, Section 41, Township 7 South, Range 28 East; thence North 72 degrees 15 minutes, 59 seconds West 1942.6 feet to a point on said Northeasterly line of Government Lot 17, Section 38, Township 6 South, Range 28 East; thence North 19 degrees 01 minute 28 seconds East, 1344.79 feet; thence South 72 degrees 19 minutes 24 seconds East, 988.52 feet; thence North 18 degrees 47 minutes 30 seconds East, 4037.03 feet to the Northeasterly line of Government Lot 16; thence North 72 degrees 29 minutes 39 seconds West, along the Northeasterly line of Government Lots 15 and 16, 4634.07 feet to the Easterly line of Section 37, Township 6 South, Range 28 East; thence South 00 degrees 58 minutes 50 seconds East, along said Easterly line of Section 37, 5072.54 feet to the Southwest corner of said Section 37; thence South 88 degrees 18 minutes 30 seconds West, along the South line of said Section 37, 1680.68 feet to its intersection with the Southwesterly line of Government Lot 15; thence South 72 degrees 15 minutes 59 seconds East, along the Southwesterly line of said Government Lot 15, 874.26 feet to the Northwesterly corner of the aforementioned Government Lot 17; thence South 19 degrees 15 minutes 32 seconds West, along the Westerly line of said Government Lot 17, 345.11 feet to the POINT OF BEGINNING.

Containing 455 acres, more or less

SJH38(5)



# Planning Department

*Kfu*  
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From the Desk of. . .

**Dawn Lange**

*Planning Technician II*

*Fax Number: 904-823-2498*

*Phone Number: 904-823-2488*

**Date: November 20, 2002**

**To: Katherine**

**Fax Number: (904)353-5217**

***Please find following a total of 6 pages, including cover sheet. If you have any questions, please call me at the above telephone number.***

***Katherine, please confirm that the enclosed legal description for Saint Johns Six Mile Creek PUD is correct. Kindly initial the top and fax back to our office as soon as possible. We require this for advertising.***

**Thank You.**

**Dawn**



EXHIBIT B

PARCEL ID NUMBERS:

028790-1104	029010-0000	012980-0010
028790-1108	028080-0000	028960-0000
028790-1101	028800-1200	028820-1401
028790-0000	028800-1204	030470-0000
028800-0000	028800-1202	029430-0000
028800-0005	028800-1201	029010-0000
028810-1321	013060-0000	029460-0000
028810-1300	028810-1322	029020-0010
028810-1317	027190-0010	028820-1407
028810-1310	012980-0000	028820-0000
		028820-1404

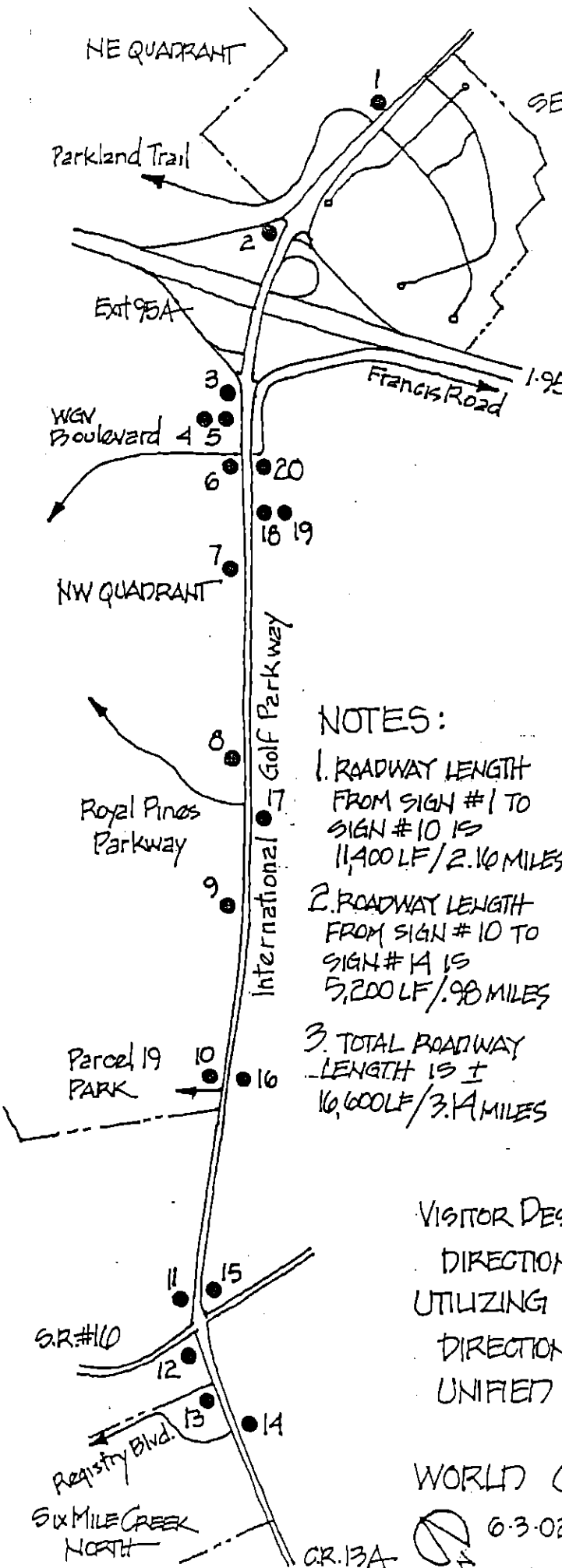
MAP PAGE #'s

3D-14  
3E-6X  
3D-37NX  
3E-38  
3E-5X  
3D-37SX  
2D-24  
3D-38-1  
3D-S  
3D-18SX  
3D-38  
2D-25X

Exhibit "C"

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- (1) This modification applies only to the twenty (20) non-conforming signs shown on the attached Exhibit "D" and no additional non-conforming signs will be constructed. Any and all signs installed or maintained within the County right-of-way by the developer must meet County Breakaway Standards as shown on the attached Exhibit "E."
- (2) The Developer must give the County a Holdharmless Agreement regarding any sign installed or maintained by the Developer within the County right-of-way.
- (3) The Developer agrees to perform all necessary maintenance on the developer-installed non-conforming directional signs and any additional right-of-way maintenance associated by the placement of such signs until they are removed or replaced with a new County-approved Badge Sign program.
- (4) The Developer's right to keep and maintain developer-installed non-conforming directional signage within the right-of-way adjacent to the World Golf Village area is temporary and shall expire upon the earlier of (1) completion of an FDOT and County-approved directional sign program indicating the location of uses such as World Golf Village, Hall of Fame, Town Center, Slammer and Squire, The King and Bear, The Neighborhoods, Saint Johns Place and International Park and the associated signs are in existence, or (2) three years from the effective date of the Resolution.



1. WGV Sales Center ↑
2. WGV Sales Center ←
3. KING & BEAR 2.5 MILES ↑
4. TOWN CENTER Next Right →
5. REAL ESTATE SALES CENTER →
6. KING & BEAR 2.3 MILES ↑
7. KING & BEAR ↑
8. KING & BEAR 1.5 MILES ↑
9. KING & BEAR ↑
10. KING & BEAR 1.0 MILE ↑
11. KING & BEAR .3 MILES ↑
12. KING & BEAR Next Right →
13. KING & BEAR Next Right →
14. WGV Sales Center ←
15. WGV Sales Center ↑
16. SLAMMER & SQUIRE  
HALL OF FAME ↑
17. SLAMMER & SQUIRE  
HALL OF FAME ↑
18. REAL ESTATE SALES CENTER ←
19. TOWN CENTER Next Left ←
20. SLAMMER & SQUIRE  
HALL OF FAME ←

NOTES:

1. ROADWAY LENGTH FROM SIGN #1 TO SIGN #10 IS 11,400 LF / 2.10 MILES
2. ROADWAY LENGTH FROM SIGN #10 TO SIGN #14 IS 5,200 LF / .98 MILES
3. TOTAL ROADWAY LENGTH IS ± 16,600 LF / 3.1 MILES

VISITOR DESTINATION - WAYFINDING & DIRECTIONAL SIGN CAMPAIGN UTILIZING STANDARD "VEHICULAR DIRECTIONALS" FROM THE WGV UNIFIED SIGN PLAN

WORLD GOLF VILLAGE

6-3-02 / REVISED 11-4-02

EXHIBIT "D"

**WORLD GOLF VILLAGE**  
Break-Away Directional Signs

Drawing No. 0511

two:systems  
Engineering and Construction

341 Highway 4100  
Edgewater, Florida 32137  
386.428.0410  
386.428.0415

Drawn By: C. Panatiti

Orig. Date: 5-21-02

Checked by:

Scale: as noted

Rev. Date:

REVISION NO: 0

This drawing was created by two one systems. Ownership, Authorship, and Copyright rights are owned by two one systems. This drawing cannot be reproduced in whole or in part without the written consent of two one systems.

Approved:

Weight Est. 29.49" ABOVE WOOD

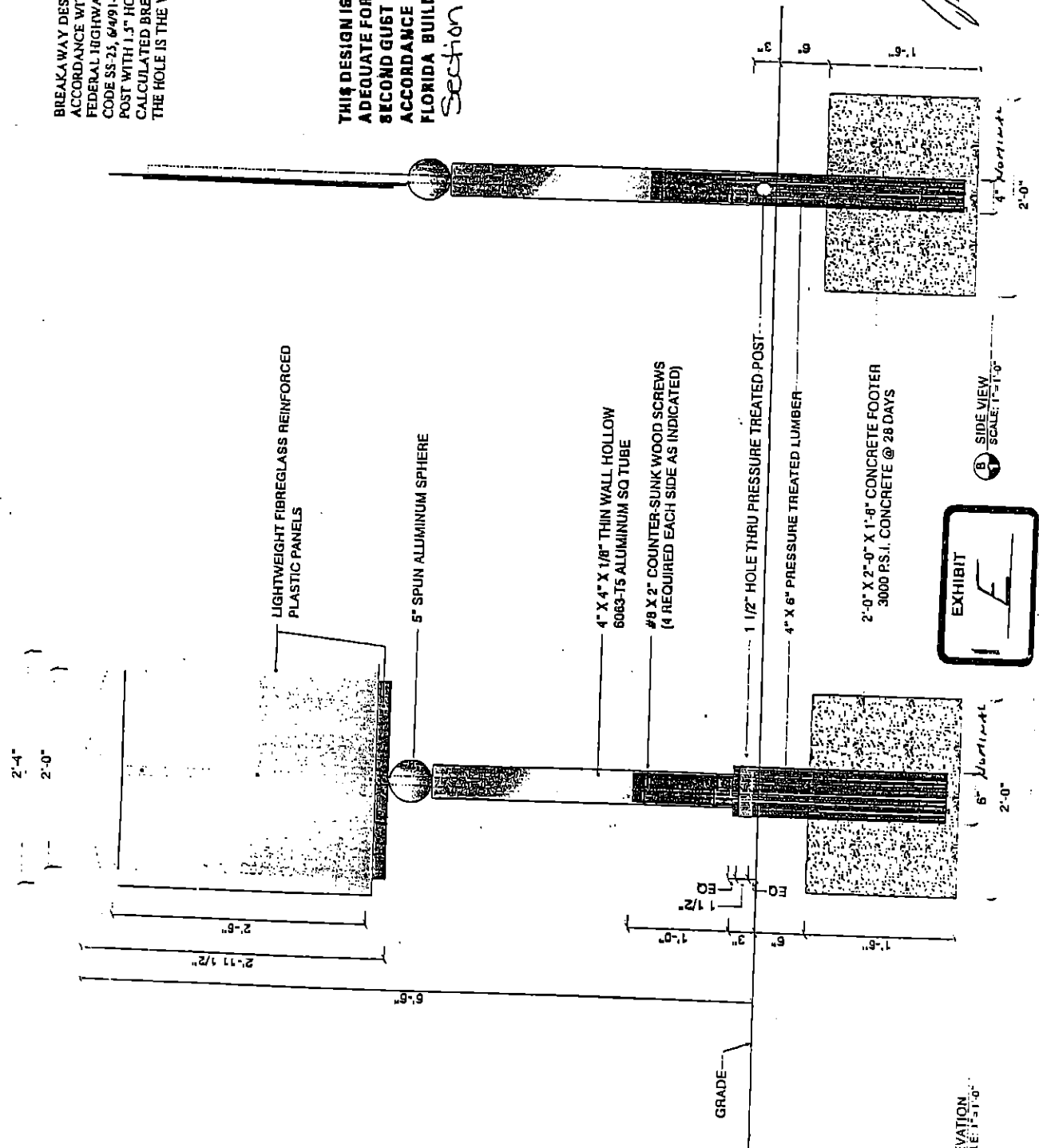
Sheet: 1

Underwriters Laboratories Inc.

BREAKAWAY DESIGNED IN ACCORDANCE WITH U.S. D.O.T. FEDERAL HIGHWAY ADMINISTRATION CODE SS-25, 6/4/91 - SINGLE 4" X 6" WOOD POST WITH 1.5" HOLE. WITH THIS, THE CALCULATED BREAKAWAY FORCE AT THE HOLE IS THE WEAK LINK

THIS DESIGN IS STRUCTURALLY ADEQUATE FOR 120 MPH 3-SECOND GUST WIND SPEED IN ACCORDANCE WITH 2001 FLORIDA BUILDING CODE  
*Section 1006*

P.U.D. OFF. REC. BOOK R PAGE 437



ELEVATION SCALE: 1"=1'-0"

EXHIBIT F

B SIDE VIEW SCALE: 1"=1'-0"

**St. Johns County Growth Management Services Department  
 Planning Division**

**P.O. Drawer 349, 4020 Lewis Speedway  
 St. Augustine, FL 32095**

**Phone: 904-823-2480 Fax: 904-823-2498 E-mail: [plandept@co.st-johns.fl.us](mailto:plandept@co.st-johns.fl.us)**

**Application for Minor Modification**

**To a Previously Approved Planned Unit Development (PUD), Planned Special  
 Development (PSD) OR Final Development Plan (FDP)**

Date: \_\_\_\_\_ Zoning File Number \_\_\_\_\_ Receipt Number \_\_\_\_\_

1. Project Name SAINT JOHNS, SIX MILE CREEK PUD
2. Applicant's Name, Address & Phone SJ LAND ASSOCIATES, LLC, 101 East Town Place, # 200, St. Augustine, Florida, 32092 (904) 940-5050
3. Owner's Name, Address & Phone c/o Davidson Development, Inc., 101 East Town Place, # 200, St. Augustine, FL 32092 (904) 940-5050
4. Property Location Between Pacetti Road, CR-16, CR-208, SR-13 and Joe Ashton Road
5. Legal Description See Attached Exhibit A
6. Present Use of Property Mixed use project under development
7. Parcel ID Number See next page 8. 2015 FLUM designation DRI
9. Section 24, 25, 46 10. Township 6 S 11. Range 27 E
- Section 19, 31, 38 Township 6 S Range 28 E
- Section 41, 6, 38 Township 7 S Range 28 E
12. Describe requested change(s). Provide attachments as necessary. Include copies of any previously approved PUD, PSD or FDP, and any site plans which are to be modified. Clearly indicate sections or provisions requested to be modified. SEE ATTACHED LETTER AND RESOLUTION.
13. Is Concurrency review required? NO 14. Map Page # See next page 15. Size of Property 4350 ±
16. Utility Provider ST. JOHNS COUNTY

17. Provide all of the following:

- a. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verified record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application must be provided.
- b. Legal description (attach as Exhibit A)
- c. Eighteen (18) copies of the complete application.
- d. Application Fee of \$500.00 (A pre-application review fee may also be required.)
- e. If the requested minor modification involves a change to setbacks or yard requirements, provide a list of adjacent property owners within 300 feet of the parcel to be modified. Include name, address and brief legal description from current tax rolls. Address a legal size envelope to each property owner on the list. Do not include a return address. Each envelope must contain proper postage. The order of the envelopes must match the order in which the names appear on the list.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of all owners or authorized person if letter of authorization is attached:

Print: GARY B. DAVENPORT Signature: \_\_\_\_\_

Address and contact information of person to receive all correspondence regarding this application:

Name: GARY B. DAVENPORT, ESQ., PAPPAS METCALF JENKS & MILLER, P.A.

Mailing address: 200 WEST FORSYTH STREET, SUITE 1400, JACKSONVILLE, FL 32202

Phone: (904) 353-1980 Fax: (904) 353-5217 E-mail: gdavenport@papmet.com

### OWNER'S AUTHORIZATION FOR AGENT

PAPPAS METCALF JENKS & MILLER, P.A., and GARY B. DAVENPORT, ESQ., are hereby authorized TO ACT ON BEHALF OF IT LAND ASSOCIATES, LLC and SJ LAND ASSOCIATES, LLC, the owner(s) of those lands described within the attached applications, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida for an application related to a Development Permit or other action pursuant to a:

- |           |                         |       |                         |
|-----------|-------------------------|-------|-------------------------|
| <u>xx</u> | Rezoning / Modification | _____ | Special Use Permit      |
| _____     | Zoning Variance         | _____ | Non-Zoning Variance     |
| _____     | Appeal                  | _____ | Overlay District Review |
| _____     | Concurrency             | _____ | Other                   |

IT LAND ASSOCIATES, LLC, a Florida limited liability company

BY:

[Signature]  
James E. Davidson, Jr.  
Its Executive Vice President/Manager  
Development Administration

Address: 101 East Town Place, # 200  
St. Augustine, FL 32092  
Telephone: (904) 940-5050

SJ Land Associates, LLC, a Delaware limited liability company

BY:

[Signature]  
James E. Davidson, Jr.  
Its Vice President  
Development Administration

Address: 101 East Town Place, # 200  
St. Augustine, FL 32092  
Telephone: (904) 940-5050

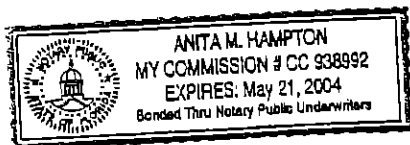
State of Florida  
County of St. Johns

Signed and sworn before me on this 3 day of June, 2002, by JAMES E. DAVIDSON, JR.

Identification Presented: X  
Oath taken: \_\_\_\_\_ YES X NO

[Signature]  
Notary Signature

My commission expires: 5-21-04



Public Records of  
- St. Johns County, FL  
Clerk# 98032311  
O.R. 1335 PG 322  
11:36AM 07/21/1998  
REC \$49.00 SUR \$6.50  
Doc Stamps \$350,000.00

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

M. LYNN PAPPAS, ESQUIRE  
PAPPAS METCALF JENKS  
MILLER & REINSCH, P.A.  
200 WEST FORSYTH STREET, SUITE 1400  
JACKSONVILLE, FL 32202-4377

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed this 20  
day of July, 1998, by DUNAVANT ENTERPRISES, INC., a  
Tennessee corporation (the "Grantor"), whose address is 3797 New  
Getwell Road, Memphis, Tennessee 38118, to SJ LAND ASSOCIATES, LLC,  
a Delaware limited liability company (the "Grantee"), whose address  
is 824 Market Street, Suite 900, Wilmington, Delaware 19801.

WITNESSETH:

That in consideration of the sum of Ten and No/100 Dollars  
(\$10.00) and other valuable considerations, the receipt and  
sufficiency of which is hereby acknowledged, Grantor hereby grants,  
bargains, sells, conveys and confirms to Grantee, its successors  
and assigns, all of the real property in St. Johns County, Florida,  
more particularly described on Exhibit "A" attached hereto and made  
a part of this Special Warranty Deed (the "Property"), together  
with all tenements, hereditaments and appurtenances pertaining to  
the Property, subject to the restrictions, easements, agreements,  
reservations and other matters set forth on Exhibit "B" attached  
hereto and made a part hereof (the "Permitted Exceptions").

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is  
free from all encumbrances placed on the Property by Grantor  
(except for the Permitted Exceptions as set forth on Exhibit "B")  
and that Grantor will warrant and defend Grantee's title against  
lawful claims of all persons claiming by, through or under Grantor  
(except claims made pursuant to matters set forth on Exhibit "B")  
but against none other.

20758.2  
Revision to .1 / 7-8-98

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IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

DUNAVANT ENTERPRISES, INC., a Tennessee corporation

M. Lynn Pappas  
Print: M. LYNN PAPPAS

By: Louis Baioni  
Executive Vice President

Robert A. Leapey  
Print: Robert A. Leapey

[CORPORATE SEAL]

STATE OF Florida }  
  }SS  
COUNTY OF Duval }

The foregoing instrument was acknowledged before me this 20th day of July, 1998, by LOUIS BAIONI, the Executive Vice President of DUNAVANT ENTERPRISES, INC., a Tennessee corporation, on behalf of the corporation.

Glenna E. Wilford  
Print: \_\_\_\_\_

NOTARY PUBLIC  
State of \_\_\_\_\_ at Large  
Commission # \_\_\_\_\_  
My Commission Expires:  
Personally Known   
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_



GLENN E WILFORD  
My Commission CC422872  
Expires Nov. 22, 1998  
Bonded by HAI  
800-422-1585



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EXHIBIT "A"

TO

SPECIAL WARRANTY DEED

(Property)

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SAINT JOHNS PARCEL B (RIVER TRACT)

A PART OF SECTIONS 18, 19, 31 TOGETHER WITH PART OF THE ANDRES PACETTI GRANT, SECTION 37 TOGETHER WITH A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, TOGETHER WITH A PART OF SECTIONS 24, 25, AND 46, TOWNSHIP 6 SOUTH, RANGE 27 EAST, TOGETHER WITH A PART OF SECTION 6, THE JOSE POPY GRANT, SECTION 38, AND SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 63°23'48" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 54.96 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 922.37 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 12.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°46'47" EAST, AND A CHORD DISTANCE OF 12.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 224.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71°07'58" EAST, AND A CHORD DISTANCE OF 223.87 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 02°36'50" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1127.96 FEET; THENCE NORTH 87°23'36" EAST, A DISTANCE OF 1337.89 FEET; TO THE SOUTHWESTERLY CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 516, PAGE 74 AND 75 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 02°36'44" WEST ALONG THE EASTERLY LINE OF SAME, A DISTANCE OF 764.85 FEET; THENCE NORTH 83°08'33" EAST, A DISTANCE OF 299.81 FEET; THENCE NORTH 02°37'28" WEST ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 466.00 FEET; THENCE NORTH 83°08'48" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 156.34 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1399.69 FEET; THENCE EASTERLY, CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 238.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°02'04" EAST, AND A CHORD DISTANCE OF 238.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°04'40" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 698.07 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 492, PAGE 826 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°55'34" WEST, ALONG A WESTERLY LINE OF SAID LANDS A DISTANCE OF 735.09 FEET; THENCE SOUTH 20°16'19" WEST, ALONG A WESTERLY LINE OF SAID LANDS A DISTANCE OF 1699.97 FEET; THENCE SOUTH 31°54'53" EAST, ALONG A SOUTHWESTERLY LINE OF SAID LANDS A DISTANCE OF 506.42 FEET; THENCE NORTH 20°16'15" EAST, ALONG AN EASTERLY LINE OF SAID LANDS A DISTANCE OF 1916.58 FEET; THENCE NORTH 02°55'02" EAST, ALONG AN EASTERLY LINE OF SAID LANDS, A DISTANCE OF 943.99 FEET; TO A POINT

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ON A CURVE, SAID POINT LYING ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 AND ALONG THE ARC OF SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 988.37 FEET, AN ARC DISTANCE OF 375.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°53'58" EAST, AND A CHORD DISTANCE OF 373.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70°59'57" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY- LINE, A DISTANCE OF 330.69 FEET; THENCE SOUTH 72°33'50" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2244.12 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 588 PAGE 661 PARCEL B OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 21°23'43" EAST ALONG EASTERLY LINE OF SAME, A DISTANCE OF 649.77 FEET; THENCE SOUTH 70°32'01" EAST, LEAVING SAID EASTERLY LINE, A DISTANCE OF 608.86 FEET; THENCE SOUTH 26°43'11" WEST, A DISTANCE OF 285.03 FEET; THENCE SOUTH 70°31'16" EAST, A DISTANCE OF 679.30 FEET; THENCE SOUTH 36°14'16" WEST, A DISTANCE OF 2704.77 FEET; THENCE SOUTH 50°27'22" EAST, ALONG A LINE TO ITS INTERSECTION WITH THE CENTERLINE OF A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT (PARCEL "D") AS RECORDED IN OFFICIAL RECORDS BOOK 492, PAGES 745 THROUGH 749 OF SAID PUBLIC RECORDS A DISTANCE OF 2806.29 FEET; THENCE NORTH 68°58'53" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 349.74 FEET; THENCE NORTH 38°41'04" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1062.99 FEET; THENCE NORTH 24°03'39" EAST, CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 160.94 FEET; THENCE SOUTH 61°21'45" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 339.53 FEET; THENCE SOUTH 72°23'10" EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 38 TO ITS INTERSECTION WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 13-A, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 2613.00 FEET; THENCE SOUTH 19°34'54" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2235.43 FEET; THENCE NORTH 74°25'19" WEST, LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1538.50 FEET; THENCE SOUTH 54°40'52" WEST, A DISTANCE OF 179.18 FEET; THENCE SOUTH 85°05'50" WEST, ALONG A LINE TO THE NORTHEAST CORNER OF LOT 5 AS SHOWN ON PLAT OF MILL CREEK ESTATES, AS RECORDED IN MAP BOOK 14 PAGE 106 OF SAID PUBLIC RECORDS, A DISTANCE OF 581.87 FEET; THENCE SOUTH 79°01'51" WEST, ALONG THE NORTHERLY LINE OF LOTS 6 AND 7 OF SAID MILL CREEK ESTATES, A DISTANCE OF 1074.93 FEET; THENCE SOUTH 73°19'50" WEST, ALONG THE NORTHERLY LINE OF LOT 8, OF SAID MILL CREEK ESTATES, A DISTANCE OF 265.12 FEET; THENCE NORTH 38°16'58" WEST, ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID CENTERLINE OF A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT (PARCEL "D"), A DISTANCE OF 1317.68 FEET; THENCE SOUTH 32°24'53" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 553.67 FEET; THENCE SOUTH 46°26'11" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1060.20 FEET; THENCE SOUTH 54°46'59" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 359.32 FEET; THENCE NORTH 32°27'37" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 511.83 FEET; THENCE NORTH 53°44'12" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE

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OF 190.00 FEET; THENCE SOUTH 49°58'19" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 1302.78 FEET; THENCE SOUTH 40°03'36" EAST, ALONG A LINE TO ITS INTERSECTION WITH THE AFORESAID CENTERLINE OF A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT (PARCEL "D") A DISTANCE OF 594.57 FEET; THENCE SOUTH 51°20'38" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 202.00 FEET; THENCE SOUTH 45°58'53" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 245.17 FEET; THENCE SOUTH 37°50'46" EAST, LEAVING SAID CENTERLINE AND ALONG A LINE TO ITS INTERSECTION WITH A NORTHWESTERLY LINE OF LOT 19, OF SAID MILL CREEK ESTATES, A DISTANCE OF 464.72 FEET; THENCE SOUTH 28°41'32" WEST, ALONG SAID NORTHWESTERLY LINE OF LOT 19 AND THE NORTHWESTERLY LINE OF LOT 20 OF SAID MILL CREEK ESTATES, A DISTANCE OF 951.10 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE SOUTH 78°30'30" EAST, ALONG A SOUTHERLY LINE OF SAID MILL CREEK ESTATES, A DISTANCE OF 2622.07 FEET TO THE CENTERLINE OF A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT (PARCEL "E") AS RECORDED IN OFFICIAL RECORDS BOOK 492, PAGES 745 THROUGH 749 OF SAID PUBLIC RECORDS; THENCE NORTH 10°58'45" EAST, ALONG SAID CENTERLINE AND ALONG A SOUTHERLY LINE OF SAID MILL CREEK ESTATES, A DISTANCE OF 13.74 FEET; THENCE SOUTH 79°08'03" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG A SOUTHERLY LINE OF SAID MILL CREEK ESTATES, A DISTANCE OF 586.21 FEET; THENCE NORTH 83°25'33" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG A SOUTHERLY LINE OF SAID MILL CREEK ESTATES, A DISTANCE OF 325.39 FEET; THENCE SOUTH 84°16'49" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG A SOUTHERLY LINE OF SAID MILL CREEK ESTATES, A DISTANCE OF 249.97 FEET; THENCE SOUTH 40°13'07" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG A SOUTHERLY LINE OF SAID MILL CREEK ESTATES, A DISTANCE OF 110.39 FEET; THENCE NORTH 77°22'33" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG A SOUTHERLY LINE OF MILL CREEK ESTATES AND ITS EASTERLY PROLONGATION, A DISTANCE OF 1586.26 FEET; THENCE NORTH 88°34'49" EAST, CONTINUING ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13-A, A DISTANCE OF 848.22 FEET; THENCE SOUTH 19°34'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.61 FEET; THENCE SOUTH 88°28'23" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.52 FEET TO A POINT LYING ON THE WESTERLY LINE OF SECTION 37, OF SAID TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 01°19'26" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 4917.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 37; THENCE SOUTH 89°53'35" EAST, ALONG THE SOUTH LINE OF SAID SECTION 37, A DISTANCE OF 1179.79 FEET TO THE NORTHWESTERLY CORNER OF A 30 FOOT WIDE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 182, PAGE 133 OF SAID PUBLIC RECORDS; THENCE SOUTH 37°18'20" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID 30 FOOT WIDE DRAINAGE EASEMENT TO ITS INTERSECTION WITH THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13-A, A DISTANCE OF 995.95 FEET; THENCE SOUTH 12°10'27" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13-A, A DISTANCE OF 1440.16 FEET; TO THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2342.01 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC

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DISTANCE OF 591.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04°56'12" WEST, AND A CHORD DISTANCE OF 590.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°18'03" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2010.75 FEET; THENCE NORTH 71°16'18" WEST, ALONG THE DIVISION LINE BETWEEN AFORESAID SECTION 41 AND SECTION 5 OF SAID TOWNSHIP 7 SOUTH, RANGE 28 EAST, A DISTANCE OF 4096.34 FEET; THENCE NORTH 60°26'27" WEST, CONTINUING ALONG SAID DIVISION LINE, A DISTANCE OF 1734.02 FEET TO THE COMMON CORNER OF SECTIONS 5, 6 AND 41, OF SAID TOWNSHIP 7 SOUTH, RANGE 28 EAST; THENCE SOUTH 03°37'25" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6 AND SECTION 38, A DISTANCE OF 3052.10 FEET; THENCE SOUTH 03°33'13" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 38, A DISTANCE OF 2086.25 FEET; THENCE NORTH 87°12'39" WEST, A DISTANCE OF 863.15 FEET TO THE APPROXIMATE CENTERLINE OF SIX MILE CREEK; THENCE NORTH 46°17'49" WEST, ALONG SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK, NOT EXTENDED BEYOND WATER OF SAID CREEK, A DISTANCE OF 1430.00 FEET; THENCE NORTH 45°19'26" WEST, CONTINUING ALONG SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK, NOT EXTENDED BEYOND WATER OF SAID CREEK, A DISTANCE OF 1973.08 FEET; THENCE NORTH 16°05'23" WEST, CONTINUING ALONG SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK, A DISTANCE OF 639.84 FEET; THENCE NORTH 06°55'41" EAST, LEAVING SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK, A DISTANCE OF 540.00 FEET TO A POINT LYING ON THE DIVISION LINE BETWEEN SAID SECTIONS 6 AND 38; THENCE NORTH 89°20'12" WEST, ALONG SAID DIVISION LINE, A DISTANCE OF 540.00 FEET; THENCE NORTH 01°32'49" WEST, ALONG THE WESTERLY LINE OF THE NORTH 28 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6 AND ITS SOUTHERLY PROLONGATION, A DISTANCE OF 2665.80 FEET TO A POINT LYING ON SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK NOT EXTENDED BEYOND WATER OF SAID CREEK; THENCE ALONG SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK NOT EXTENDED BEYOND WATER OF SAID CREEK RUN THE FOLLOWING SEVENTEEN (17) COURSES; (1) THENCE NORTH 21°59'28" WEST, A DISTANCE OF 115.71 FEET; (2) THENCE NORTH 04°15'38" WEST, A DISTANCE OF 471.70 FEET; (3) THENCE NORTH 15°42'55" WEST, A DISTANCE OF 530.00 FEET; (4) THENCE NORTH 74°28'28" WEST, A DISTANCE OF 160.00 FEET; (5) THENCE NORTH 32°07'06" WEST, A DISTANCE OF 147.65 FEET; (6) THENCE NORTH 15°07'30" WEST, A DISTANCE OF 655.70 FEET; (7) THENCE NORTH 58°48'11" WEST, A DISTANCE OF 336.17 FEET; (8) THENCE NORTH 39°05'47" WEST, A DISTANCE OF 291.63 FEET; (9) THENCE NORTH 07°34'52" EAST, A DISTANCE OF 480.55 FEET; (10) THENCE NORTH 31°17'16" WEST, A DISTANCE OF 88.74 FEET; (11) THENCE NORTH 20°26'08" EAST, A DISTANCE OF 219.13 FEET; (12) THENCE NORTH 33°09'18" WEST, A DISTANCE OF 141.49 FEET; (13) THENCE NORTH 08°12'46" EAST, A DISTANCE OF 515.92 FEET; (14) THENCE NORTH 15°19'05" WEST, A DISTANCE OF 745.08 FEET; (15) THENCE NORTH 33°44'44" WEST, A DISTANCE OF 216.76 FEET; (16) THENCE NORTH 54°12'24" WEST, A DISTANCE OF 864.38 FEET; (17) THENCE NORTH 22°57'55" WEST, A DISTANCE OF 380.61 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 494 PAGE 165 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 61°07'29" EAST,

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ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 1671.11 FEET TO A POINT LYING ON THE NORTHEASTERLY LINE OF THE AFOREMENTIONED 60 FOOT WIDE INGRESS AND EGRESS EASEMENT (PARCEL "D") AS RECORDED IN OFFICIAL RECORDS BOOK 492, PAGES 745 THROUGH 749 OF SAID PUBLIC RECORDS, SAID POINT ALSO LYING ON THE NORTHEASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 494, PAGE 165; THENCE NORTH 28°49'51" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 199.96 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 494, PAGE 165; THENCE SOUTH 61°07'29" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS A DISTANCE OF 1641.50 FEET TO A POINT LYING ON THE APPROXIMATE CENTERLINE OF AFORESAID SIX MILE CREEK NOT EXTENDED BEYOND WATER OF SAID CREEK; THENCE SOUTH 88°26'32" WEST, CONTINUING ALONG SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK NOT EXTENDED BEYOND WATER OF SAID CREEK, A DISTANCE OF 190.74 FEET; THENCE NORTH 55°09'29" WEST, CONTINUING ALONG SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK NOT EXTENDED BEYOND WATER OF SAID CREEK, A DISTANCE OF 308.93 FEET; THENCE NORTH 44°40'29" WEST, CONTINUING ALONG SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK NOT EXTENDED BEYOND WATER OF SAID CREEK, A DISTANCE OF 350.69 FEET; THENCE NORTH 33°10'10" WEST CONTINUING ALONG SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK NOT EXTENDED BEYOND WATER OF SAID CREEK, A DISTANCE OF 230.07 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 492, PAGE 847 OF SAID PUBLIC RECORDS; THENCE NORTH 72°24'47" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 2101.54 FEET TO A POINT LYING ON THE AFORESAID NORTHEASTERLY LINE OF A 60 FOOT WIDE INGRESS AND EGRESS EASEMENT (PARCEL "D") SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 492, PAGE 847; THENCE NORTH 28°49'51" WEST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 207.16 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 492, PAGE 847; THENCE SOUTH 72°24'24" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 2224.63 FEET TO A POINT LYING ON THE AFORESAID APPROXIMATE CENTERLINE OF SIX MILE CREEK NOT EXTENDED BEYOND WATER OF SAID CREEK; THENCE ALONG SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK NOT EXTENDED BEYOND WATER OF SAID CREEK, RUN THE FOLLOWING SIX (6) COURSES; (1) THENCE NORTH 01°22'50" WEST, A DISTANCE OF 303.45 FEET; (2) THENCE NORTH 28°32'35" WEST, A DISTANCE OF 522.44 FEET; (3) THENCE NORTH 19°05'07" WEST, A DISTANCE OF 479.11 FEET; (4) THENCE NORTH 70°02'28" WEST, A DISTANCE OF 257.46 FEET; (5) THENCE NORTH 05°33'42" WEST, A DISTANCE OF 519.98 FEET; (6) THENCE NORTH 33°12'51" WEST, A DISTANCE OF 664.34 FEET; THENCE NORTH 88°07'49" EAST, LEAVING SAID APPROXIMATE CENTERLINE OF SIX MILE CREEK, A DISTANCE OF 159.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 25; THENCE NORTH 02°29'20" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 25 AND THE EAST LINE OF THE WEST 1/2 OF AFORESAID SECTION 24 A DISTANCE OF 4147.39 FEET TO A POINT ON A CURVE, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT RIGHT-OF WAY AS NOW ESTABLISHED); THENCE NORTHEASTERLY ALONG

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SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 2342.01 AN ARC DISTANCE OF 721.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°55'50" EAST, AND A CHORD DISTANCE OF 718.71 FEET TO A POINT ON SAID CURVE SAID POINT BEING THE SOUTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 492, PAGE 812 OF SAID PUBLIC RECORDS; THENCE SOUTH 65°13'38" EAST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG A SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 492, PAGE 812, A DISTANCE OF 967.56 FEET; THENCE NORTH 87°23'47" EAST, CONTINUING ALONG A SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 1587.56 FEET; THENCE NORTH 02°36'55" WEST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 2680.13 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 250, PAGE 693 OF THE PUBLIC RECORDS OF SAID COUNTY

LESS AND EXCEPT THAT PART OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 28 EAST, LYING EAST OF THE CENTERLINE OF SIX MILE CREEK

EXHIBIT B  
TO  
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PERMITTED EXCEPTIONS

1. Saint Johns DRI Development Order approved under St. Johns County, Florida Resolution No. 91-130, as modified by Modification of Saint Johns DRI Development Order under Resolution No. 91-183, as noticed under Notification of DRI/Development recorded in Official Records Book 922, page 219, as further modified by Modification of Saint Johns DRI Development Order under Resolution 94-211 and Resolution 95-06, Resolution 96-102 and Resolution No. 96-233, as noticed under Notification of DRI/Development Order recorded in Official Records Book 1091, page 1119 and Notification of DRI/Development Order recorded in Official Records Book 1217, page 437 of St. Johns County, Florida.
2. St. Johns County Ordinance No. 91-37 granting Planned Unit Development Rezoning dated August 27, 1991, as modified.
3. Right of Way Agreement in favor of Florida Power & Light Company recorded in Official Records Book 46, page 647, of the Public Records of St. Johns County, Florida.
4. Right of Way Agreement in favor of Florida Power & Light Company recorded in Official Records Book 46, page 649, of the Public Records of St. Johns County, Florida.
5. Drainage Easement in favor of St. Johns County recorded in Official Records Book 183, page 211, of the Public Records of St. Johns County, Florida.
6. Drainage Easement in favor of St. Johns County recorded in Official Records Book 204, page 383, of the Public Records of St. Johns County, Florida.
7. Drainage Easement in favor of St. Johns County recorded in Official Records Book 204, page 387, of the Public Records of St. Johns County, Florida.



**P. U. D. OFF. REC.**  
**BOOK R PAGE 450**

8. Access Easement recorded in Official Records Book 492, page 745, as amended by Termination of Access Easement recorded in Official Records Book 825, page 569, Quit Claim and Disclaimer of Easement Rights recorded in Official Records Book 829, page 1469, Termination of Grant of Access Easement recorded in Official Records Book 877, page 537, and Amendment to Access Easement dated April 20, 1998, recorded in Official Records Book 1315, page 1, all of the Public Records of St. Johns County, Florida.
9. Utility Easement in favor of Florida Power & Light Company recorded in Official Records Book 568, page 1074 and as modified in Official Records Book 1039, page 834, of the Public Records of St. Johns County, Florida.
10. Utility Easement in favor of Florida Power & Light Company recorded in Official Records Book 657, page 378 and as modified in Official Records Book 1039, page 834, of the Public Records of St. Johns County, Florida.
11. Unrecorded lease in favor of Weedman Farms, Inc., dated October 5, 1991.
12. Easement of Necessity in favor of Richard B. Horton and Velma A. Horton, his wife and the Cummer Land Trust.
13. Matters as shown on Plat of Smugglers Landing recorded in Map Book 15, pages 53 through 59 of the Public Records of St. Johns County, Florida.
14. FP&L Easement Agreement recorded in Official Records Book 1039, pages 834 through 846, of the Public Records of St. Johns County, Florida.
15. Memorandum of Agreement recorded in Official Records Book 1185, page 1017, of the Public Records of St. Johns County, Florida.
16. Memorandum of Declaration of Voluntary Payment Obligations recorded in Official Records Book 1185, page 1831, of the Public Records of St. Johns County, Florida.
17. Impact Fee Credit Agreement (Road Impact Fees) as contained in the instrument, recorded November 24, 1997 in Official Records Book 1278, page 1596, of the Public Records of St. Johns County, Florida.
18. Impact Fee Credit Agreement (Park Impact Fees) as contained in the instrument, recorded November 24, 1997 in Official Records Book 1278, page 1584, of the Public Records of St. Johns County, Florida.

P.U.D. OFF. REC.  
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- 19. Any claim that any part of said land is owned by the State of Florida by right of sovereignty and riparian rights, if any.
- 20. Terms of that certain Right of First Refusal between Dunavant Enterprises, Inc. and First Union National Bank dated June 26, 1998, as recorded in Official Records Book 1330, page 1105, Public Records of St. Johns County, Florida.
- 21. Unrecorded cattle lease in favor of Allen B. Roberts, dated April 19, 1996.
- 22. Unrecorded cattle lease in favor of Richard A. Horton, dated April 19, 1996.
- 23. Unrecorded cattle lease in favor of Eddie Smith and Joseph Lowe, dated December 28, 1995.
- 24. Unrecorded cattle lease in favor of Richard Pacetti, dated April 19, 1996.
- 25. Unrecorded River Tract Master Development and Cooperation Agreement dated July 24, 1996 by and between Dunavant Enterprises, Inc., World Golf Village, Inc., SJH Partnership, Ltd., John Q. Hammons Hotels Two, L.P., Scratch Golf Company, Vistana WGV, Ltd., and WGV Retail, General Partnership.
- 26. Unrecorded River Tract Royalty Agreement dated July 24, 1996, by and between Dunavant Enterprises, Inc., and World Golf Village, Inc., as modified by Consent and Agreement dated July 24, 1996, by and between Dunavant Enterprises, Inc. and Barnett Bank, N.A.
- 27. Unrecorded Gas System Developer Agreement dated March 25, 1997, by and between Peoples Gas Company, Peoples Gas System, Inc., and Dunavant Enterprises, Inc.
- 28. Unrecorded Cable and Other Information and Entertainment Services Agreement dated October 15, 1996 by and between SJH Partnership, Ltd., Dunavant Enterprises, Inc., World Golf Village, Inc., Davidson Development, Inc., and BellSouth Interactive Media Services, Inc.
- 29. Those matters shown on Survey prepared by Bessent Hammack & Ruckman, Inc. dated April 25, 1997, Map T-HH-2-1 A and T-HH-2-1 B last recertified June 12, 1998.

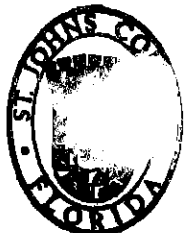
FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY FL

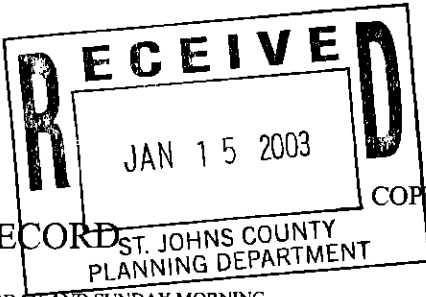
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20759.2  
Revision to 1-7-98  
CHERYL STRICKLAND  
CLERK OF COURTS

I HEREBY CERTIFY THAT THIS DOCUMENT  
IS A TRUE AND CORRECT COPY AS APPEARS  
ON RECORD IN ST. JOHNS COUNTY, FLORIDA  
WITNESS MY HAND AND OFFICIAL SEAL  
ON 29<sup>th</sup> DAY OF September 20 03  
CHERYL STRICKLAND, CLERK  
Ex-Officio Clerk of the Board of County Commissioners

BY: [Signature] D.C.





COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD ST. JOHNS COUNTY PLANNING DEPARTMENT

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared LINDA Y MURRAY

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a

NOTICE OF PROPOSED MAJOR MODIFICATION

In the matter of FILE # MAJMOD 2002-07

ST JOHNS SIX MILE CREEK

in the Court, was published in said newspaper in the issues of

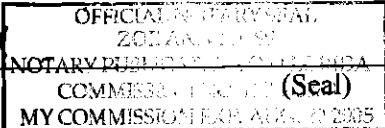
JANUARY 13, 2003

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 13TH day of JANUARY 2003

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

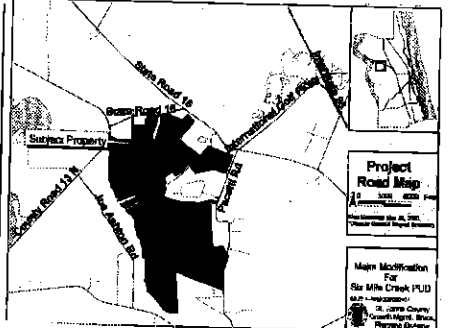
[Signature of Notary Public]



Zoe Ann Moss

NOTICE OF A PROPOSED MAJOR MODIFICATION NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, January 28, 2003 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a modification to allow temporary directional signage within the right-of-way.

The subject property is located at 3977 Paefti Road within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES E. BRYANT, CHAIRMAN FILE NUMBER: MAJMOD 2002-07 St Johns Six Mile Creek L113-3 Jan 13, 2003

DIVISIONS OF FLORIDA DEPARTMENT OF STATE

Office of the Secretary  
Office of International Relations  
Division of Elections  
Division of Corporations  
Division of Cultural Affairs  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing  
Division of Administrative Services



FLORIDA DEPARTMENT OF STATE  
**Ken Detzner**  
Secretary of State  
DIVISION OF ELECTIONS

MEMBER OF THE FLORIDA CABINET  
State Board of Education  
Trustees of the Internal Improvement Trust Fund  
Administration Commission  
Florida Land and Water Adjudicatory Commission  
Siting Board  
Division of Bond Finance  
Department of Revenue  
Department of Law Enforcement  
Department of Highway Safety and Motor Vehicles  
Department of Veterans' Affairs

February 4, 2003

Honorable Cheryl Strickland  
Clerk to Board of Commissioners  
St. Johns County  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

CHERYL STRICKLAND  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

03 FEB -6 AM 10:23

FILED

Attention: Yvonne King  
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated January 31, 2003 and certified copies of St. Johns County Ordinance Nos. 2003-6 through 2003-9, which were filed in this office on February 4, 2003.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK 30 PAGE 466

BUREAU OF ADMINISTRATIVE CODE

The Collins Building • 107 West Gaines Street • Tallahassee, Florida 32399-0250 • (850) 245-6270  
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